



**PLANNING & DEVELOPMENT SERVICES**  
**Building & Code Regulation Division**

## Notice of Violation

June 06, 2019

Case No: 98346

**ST. LUCIE COUNTY  
BOARD OF COUNTY  
COMMISSIONERS**

Neal Keys  
1911 NE 172nd St  
N Miami Beach FL 33162

Re: 6201 S US HWY 1, PORT ST. LUCIE FL 34952  
Tax ID Number: 341550100200007  
Legal Description: Please see attached

LINDA BARTZ  
CHAIR  
DISTRICT 3

CATHY TOWNSEND  
VICE-CHAIR  
DISTRICT 5

CHRIS DZADOVSKY  
DISTRICT 1

SEAN MITCHELL  
DISTRICT 2

FRANNIE HUTCHINSON  
DISTRICT 4

HOWARD N. TIPTON  
COUNTY ADMINISTRATOR

DAN MCINTYRE  
COUNTY ATTORNEY

MAILING ADDRESS  
2300 VIRGINIA AVENUE  
FORT PIERCE, FL 34952

PHONE  
(772) 462-1570

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(772) 462-1428

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(772) 462-1148

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To Whom It May Concern:

This letter serves as notification that the Code Compliance Division inspected the property located at **6201 S US HWY 1, PORT ST. LUCIE FL 34952**, on **June 06, 2019**, and found the property to be in violation of the attached St. Lucie County Code(s).

See the attached page for the violation description and corrections.

You are hereby given until **June 20, 2019** to correct the code violation(s). If you need more time to correct the violation, please contact your Code Enforcement Officer. See contact information below.

Failure to correct the code violation(s) may result in a public hearing before St. Lucie County Code Enforcement Board. The Board may levy a fine not to exceed \$250.00 per day for each day the violation continues past the date set for compliance. The fine(s) may become a lien upon the real or personal property. The Board may impose additional fines to cover costs incurred to get the property in compliance with county code. If you have any questions regarding this notice, please contact me at (772) 462-1570.

Josh Guevara, Code Enforcement Officer  
St. Lucie County Code Compliance  
Phone: (772) 462-1570  
Office Hours: 8:00am - 10:00am, 3:00pm - 5:00pm

Atencion: Documento importante con respecto a sus derechos y responsabilidades

Si usted no comprende ingles consiga traduccion inmediatamente.

2300 Virginia Avenue, Ft. Pierce, FL 34982

Building and Code Regulation: (772) 462-1571 FAX (772) 462-1148

## Violations found on Case: 98346

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### ***Ordinances***

- \* SECTION 11.05.00 SLC LDC - PROCEDURE FOR OBTAINING DEVELOPMENTS PERMITS

### ***Findings***

- \* PLEASE OBTAIN A ZONING COMPLIANCE PERMIT FOR THE ARCHERY, HATCHET THROWS, HANDGUN DRILLS, SELF DEFENSE TACTICS, GOLF CART SALES, ETC. THAT IS BEING CONDUCTED ON THE PROPERTY BY CONTACTING THE PLANNING DEPARTMENT AT 772-462-2822.

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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 6201 S US HIGHWAY 1	Parcel ID: 3415-501-0020-000-7	Account #: 41450	Sec/Town/Range: 15/36S/40E
Map ID: 34/15N	Zoning: CG	Use Type: 3800	Jurisdiction: Saint Lucie County

**Ownership**

Neal Keys  
1911 NE 172nd St  
N Miami Beach, FL 33162

**Legal Description**

MODEL LAND CO'S S/D OF SEC 15 36 40 BLK 2 LOT 1-LESS US 1 R/W- AND LOT 4 IN NW 1/4 (16.75 AC) (OR 518-973, 978)

**Current Values**

Just/Market:	\$826,600	Assessed:	\$826,600	Year:	2018	Just/Market:	\$826,600	Assessed:	\$826,600	Exemptions:	\$0	Taxable:	\$826,600
Exemptions:	\$0	Taxable:	\$826,600		2017	\$827,500	\$827,500						\$827,500
					2016	\$836,200	\$836,200						\$836,200

**Historical Values 3-year****Sale History**

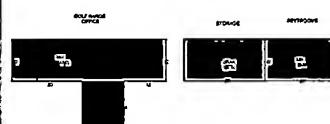
Date	Book/Page	Sale Code	Deed	Grantor	Price
09-01-1986	0518 / 0978	XX01	CV		\$0
09-01-1986	0518 / 0973	XX01	CV		\$0
06-01-1986	0511 / 0591	XX01	CV		\$0

**Primary Building Information**

Finished Area of this building: 768 SF  
Gross Sketched Area: 1,212 SF

**Exterior Data**

View:	Roof Cover:	Roof Structure:	Building Type: MHL
Year Built: 1980	Frame:	Grade: Y_D	Effective Year: 1980
Primary Wall:	Story Height: 1 Story	No. Units: 1	Secondary Wall:
Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

**Total Areas**

Finished/Under Air (SF):	768
Gross Sketched Area (SF):	1,212
Land Size (acres):	16.69
Land Size (SF):	727,124
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
QUAD LIGHT	1	5	1980
WOOD FEN 6'	1	32	2010
WOOD FEN 6'	1	66	2012

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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